

CONDITIONS OF APPROVAL
DR2004-0105 First Tech Credit Union at Beaverton Creek

Prior to issuance of the site development permit, the applicant shall:

1. Contract with a professional engineer (or professional architect if allowed by the City Engineer) to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4303 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (February 2004, Resolution and Ordinance 2004-009), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
2. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4303; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
3. Have the ownership of the subject property guarantee all public improvements, storm water management (quality) facilities, site grading, and common driveway/fire access paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
4. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
5. Have obtained the City Building Official's approval of the private plumbing plan for facilities regulated under the Uniform Plumbing Code with Oregon Amendments. Revised plans showing a public fire hydrant system on site will be required with the site development permit application as the submitted drawings show a private fire hydrant system which is contrary to City standards. A public water line easement per City standards will be required for this public fire hydrant system. Additionally, at the public sanitary sewer connection, a new manhole will be constructed because of the proposed building lateral pipe diameter. (Site Development Div./JJD)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans. (Site Development Div./JJD)

7. Submit a detailed water supply analysis (Fire Flow) to the City Building Official in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue (for more information, see http://www.tvfr.com/Dept/fm/brochures/fire_flow_and_hydrant_requirements.pdf). This analysis shall consist of an actual flow test and analysis by a professional engineer meeting the standards set by the City Engineer. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
8. Submit a copy of issued permits or other approvals needed from the Clean Water Services District for storm system connections. (Site Development Div./JJD)
9. Submit a completed 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. (Site Development Div./JJD)
10. Submit a copy of issued permits or other approvals if needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within a jurisdictional wetland). (Site Development Div./JJD)
11. Provide plans showing a stormfilter vault (for treatment of the site's piped surface water runoff) with a minimum of 3.0 cartridges per impervious acre. Plans shall also show a trash capture water quality pre-treatment manhole (CDS manhole or City of Beaverton approved equivalent as determined by City Engineer) located in front any stormfilter vaults. Plans shall also show a high flow bypass system to bypass surface water runoff high flows (flows greater than the 5-year design storm) around the stormwater vaults. (Site Development Div./JJD)
12. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. (Site Development Div./JJD)

Prior to building permit issuance, the applicant shall:

13. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
14. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
15. Have a professional architect or engineer submit plans and specifications to the City Engineer and City Building Official verifying that the lowest

finished floor is proposed at least one foot above (elevation 169 feet and higher) or flood-proofed with flood resistant construction to one foot above the base flood elevation (BFE is 168 feet). (Site Development Div./JJD)

16. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
17. Pay a storm water system development charge (overall system conveyance and for quantity, winter storm detention) for the net new impervious area proposed. (Site Development Div./JJD)
18. Construct an 8-foot wide shared use path within a 12-foot easement on the western edge of the site from the north property line south to just south of the southern property line to connect to the existing regional trail. (Transportation/ DRG)
19. Ensure that Design Review approval has not expired. In accordance with Section 50.90.1 of the Development Code, Design Review approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Dev. Ser. Div., LK)

Prior to occupancy permit issuance, the applicant shall:

20. Provide 7 short term and 7 long term secured bicycle parking spaces for the 50,000 sq ft financial institution building use. (Transportation/ DRG)
21. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, except high voltage lines (>57kV). (Site Development Div./JJD)
22. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
23. Have the stormwater treatment system that serves the tributary drainage area of the particular building permit site fully functional and operational. (Site Development Div./JJD)

24. Have obtained an Industrial Sewage Permit from the Clean Water Services District (CWS, formerly USA) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
25. Have a professional architect, engineer, or surveyor submit a certification on Federal Emergency Management Agency (FEMA) standard form, to the City Building Official, verifying that the lowest finished floor is at least one foot above (elevation 169 feet or higher) or flood-proofed with flood resistant construction to one foot above the base flood elevation (BFE is 168 feet). (Site Development Div./JJD)
26. Ensure all site improvements, including grading and landscaping is completed in accordance with plans marked "Exhibit A". (On file at City Hall). (Dev. Ser. Div., LK)
27. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Dev. Ser. Div., LK)
28. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C". (On file at City Hall). (Dev. Ser. Div., LK)
29. Ensure all landscaping and fencing approved by the decision making authority for commercial, industrial, and non-residential mixed-use development is installed unless a performance security, equal to 110 percent of the cost of the landscaping not so installed, is filed with the City assuring such installation within six months of occupancy. All performance securities submitted shall itemize the cost of materials and labor. (Dev. Ser. Div., LK)
30. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Dev. Ser. Div., LK)
31. Ensure coniferous trees, having been balled and burlapped or grown within suitable containers for one year, are planted. Each tree shall be a minimum of six (6) feet in height, except that dwarf and compact varieties may be approved at any size. All trees shall be fully branched and adequately staked at the time of planting. (Dev. Ser. Div., LK)
32. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a

more effective covering. Ground cover shall be supplied in a minimum four (4) inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Dev. Ser. Div., LK)

33. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or eight (8) inch burlap balls with a minimum spread of 12 inches to 15 inches. (Dev. Ser. Div., LK)
34. Ensure landscaped areas approved to be planted in lawn have sod installed between November 1 and March 1, and between June 1 and September 1 of the year. Grass seed is approved as an option at other times of the year. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Dev. Ser. Div., LK)
35. Ensure off-street parking, loading and driveway area are screened from streets and surrounding properties within landscape area, containing at a minimum, evergreen and/or deciduous plant material with a minimum height of 30 inches. Where landscaped berms, walls, raised planters or similar features of at least 30 inches in height have been approved to screen streets and surrounding properties, the plant materials are not required. (Dev. Ser. Div., LK)
36. Ensure landscaping within off-street parking lots is installed to the standard of one landscaped planter island or area, per approximately every 12 parking spaces provided. The size of such islands or areas shall be a minimum of 8 feet in width by the depth of an abutting parking stall. The area of landscaped screening on the perimeter of parking lots shall not be used toward meeting the area requirement of parking lot islands. (Dev. Ser. Div., LK)
37. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Dev. Ser. Div., LK)
38. Ensure all rooftop mechanical equipment, vents, and similar features are screened from public view, as viewed from streets and sidewalks, or placed within the buildings or otherwise made an integral part of the structure. Materials and colors of rooftop screening shall consist of at least one materials and color used on building elevations. (Dev. Ser. Div., LK)

Prior to release of performance security, the applicant shall:

39. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined

by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)

40. Submit any required on-site easements (minimum for the proposed new fire hydrant system as public water line easement), if not already satisfied by the recording of the partition plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
41. Provide evidence satisfactory to the City Utilities Engineer of a pre-paid service contract with Stormwater Management, Inc., for maintenance of the StormFilters consisting of cartridge replacement and sediment removal per manufacture's recommendations for a two year period from the date of performance acceptance of the system. (Site Development Div./JJD)
42. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within the vegetated corridor, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Operations Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Operations Director prior to release of the security. (Site Development Div./JJD)